

# **\$1,275,000 - 11881 Old Fashion Way, Garden Grove**

MLS® #PW25195649

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,237 sqft

Residential on 0 Acres

Other, Garden Grove,

TURN-KEY home featuring 4 spacious bedrooms, 4 modern upgraded baths; perfect for work- from- home situation, or it can be used as 6 bedrooms

the way it is presently laid out. The home is renovated from inside and out. The chef's kitchen boasts large quartz counter top and numerous cupboard spaces. Easy care wood and tile flooring. The ample family room in the back offers a private, quiet ambiance due to the divided layout. Stepping outside is a low maintenance yard and a large , long driveway, a covered carport, which can accommodate up to 7 vehicles , besides an oversized 2 car garage with new door, EV charger. In-ground LED lighting along the driveway. New shingle roof. Fresh paint. A decent sized backyard is well prepped for vegetation, and still, there's room for a gazebo. Block wall surrounding.

This convenient location is walkable to supermarkets, schools, shopping, restaurants; minutes drive to Little Saigon, Korean town, and access to freeways 22, plus the happiest place on earth, Disneyland! It's truly an ideal home for an expanded family, or an easy extra rental income. Too much to list. Please come to see this beauty



Built in 1952

## **Essential Information**

MLS® # PW25195649

Price \$1,275,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,237
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tina Nguyen
Listing Office	Triumph Real Estate Solutions

## Community Information

Address	11881 Old Fashion Way
Area	62 - Garden Grove N of Chapman, W of Euclid
Subdivision	Other
City	Garden Grove
County	Orange
Zip Code	92840

## Amenities

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
Roof	Shingle

## Interior

Interior Features	Block Walls, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Range Hood
Heating	Forced Air
Cooling	None
Fireplaces	None

# of Stories	2
Stories	Two

## School Information

District	Garden Grove Unified
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## Additional Information

Date Listed	August 30th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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